

**Planning Board Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: November 10, 2005 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

**MANCHESTER PLANNING BOARD
PUBLIC HEARING/BUSINESS MEETING
Thursday, November 10, 2005 – 6:00 p.m.
City Hall, Third Floor, Aldermanic Chambers**

I. PUBLIC HEARING:

Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)

(Continued from September 8th and/or October 13, 2005):

1. SP-25-2005 Property located at 25 Lakeside Drive, an application for site plan approval for the construction of a 2,650 sq. ft. restaurant with drive-through component and parking – Anagnost Investments, Inc.
2. S-30-2005 Property located at 1312 Candia Road, an application to subdivide property by adjusting boundary lines, without creating new lots – Daniel Young for Halyna Sorensen
3. SP-32-2005 Property located at 51 Sargent Road, an application to create a planned
PD-11-2005 development by the construction of ten (10) buildings, and for site plan approval for construction of approx. 80,610 sq. ft. of self storage and accessory office space – SFC Eng. for HCH Real Estate Trust
4. CU-24-2005 Property located at 375 Massabesic Street (TM 175-21), an application for a conditional use permit to renovate a portion of a building to a laundromat and dry cleaning drop-off business – Peter Burton for Lawson Family Trust
(Staff contacted applicant who indicated an intention to withdraw application)
5. CU-25-2005 Property located at 375 Massabesic Street (TM 175-21), an application for a conditional use permit for a reduction from the required number of parking spaces for the laundromat business – Peter Burton for Lawson Family Trust
(Staff contacted applicant who indicated an intention to withdraw application)

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With respect to the following, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is

the recommendation of the staff that the Planning Board *accept* the applications, and conduct a Public Hearing.

A motion would be in order to **ACCEPT** the following **CURRENT APPLICATIONS**

6. S-49-2005 Property located at 944 & 972 Mammoth Road, an application to subdivide property by adjusting a property line – Sandford Surveying for 972 Mammoth Road Development LLC
7. PD-01-2005 (Amendment) Property located at 972 Mammoth Road, an application to amend a previously approved planned development with the addition of one (1) single family dwelling unit --KNA for 972 Mammoth Road Development LLC
8. S-50-2005 Property located at 661 Bell Street, an application to subdivide property to create a 25,343 sq. ft. lot and a 52,447 sq. ft. lot for residential development – Joseph M. Wichert for Valley Vista LLC
9. SP-35-2005 PD-13-2005 Property located at 661 Bell Street, an application to create a planned development by construction of four (4) residential buildings, and for site plan approval for the construction of twenty-six (26) townhouse dwelling units – Northpoint Eng. For Valley Vista LLC
10. SP-36-2005 Property located at 661 Bell Street, an application for site plan approval for the construction of a twelve (12) unit, 3-story garden style apartment building – Northpoint Eng. For Valley Vista LLC
11. SP-34-2005 plan Property located at 201 Myrtle Way (192 Orange St.), an application for site approval for the construction of a 30,600 sq. ft., 2-story building addition with on-site parking – Ann Beha Architects for the Currier Museum of Art
12. CU-26-2005 Property located at 201 Myrtle Way (192 Orange St.), an application for a conditional use permit to reduce parking from the required number of parking spaces - Ann Beha Architects for the Currier Museum of Art
13. SP-17-2002 (Amendment) Property located at 330 March Avenue, an application to amend a previously approved site plan for “Henry’s Collision Center” – CLD Consulting Eng. for Serena Realty LLC
14. CU-14-2002 (Amendment) Property located at 330 March Avenue, an application to amend a conditional use permit by expansion of outside vehicle storage for “Henry’s Collision Center” - CLD Consulting Eng. For Serena Realty LLC
15. CU-27-2005 Property located at 330 March Avenue, an application for a conditional use permit to reduce parking from the required number of parking spaces for “Henry’s Collision Center” - CLD Consulting Eng. For Serena Realty LLC

II. BUSINESS MEETING: (Tabled & Current Applications)

16. S-39-2005 Property located on Lindstrom Lane, an application to subdivide property to create fifteen (15) single family lots having frontage on a new public street – TF Moran for Milton and Sally Argeriou
Public Hearing Held: 09/08/05 [Request for extension for deliberation]
Deadline for Action: 11/10/05
17. S-40-2005 Property located at 244 West Rosemont Avenue, an application to subdivide property to create one (1) new duplex building lot – Joseph M. Wichert for Denis E. Dumaine
Public Hearing Held: 09/08/05 [Recommendation Enclosed]
Deadline for Action: 11/10/05

18. S-30-2005 Property located at 1312 Candia Road, an application to subdivide property by adjusting boundary lines, without creating new lots – Daniel Young for Halyna Sorensen
Public Hearing Held: 10/13/05 & 11/10/05
Deadline for Action: 12/15/05 [Recommendation Enclosed]
19. S-49-2005 Property located at 944 & 972 Mammoth Road, an application to subdivide property by adjusting a property line – Sandford Surveying for 972 Mammoth Road Development LLC
Public Hearing Held: 11/10/05 [Recommendation Enclosed]
Deadline for Action: 01/12/06
20. SP-17-2002 (Amendment) Property located at 330 March Avenue, an application to amend a previously approved site plan for the construction of “Henry’s Collision Center” – CLD Consulting Eng. For Serena Realty LLC
Public Hearing Held: 11/10/05
Deadline for Action: 01/12/06
21. CU-14-2002 (Amendment) Property located at 330 March Avenue, an application to amend a conditional use permit by expansion of outside vehicle storage for “Henry’s Collision Center” - CLD Consulting Eng. For Serena Realty LLC
Public Hearing Held: 11/10/05
Deadline for Action: 01/12/06
22. CU-27-2005 Property located at 330 March Avenue, an application for a conditional use permit to reduce parking from the required number of parking spaces for “Henry’s Collision Center” - CLD Consulting Eng. For Serena Realty LLC
Public Hearing Held: 11/10/05
Deadline for Action: 01/12/06
23. Request from Director of Planning for release of funds for traffic signals at S. Beech & Gold St.
24. Any other business items from Staff or Board.